119.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,800 / 655,800
					USE VALUE:	655,800 / 655,800
					ASSESSED:	655,800 / 655,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE SIMONE ALBERT III--ETAL
Owner 2:	DE SIMONE DEBRA J
Owner 3:	
Street 1:	32 LORRAINE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,164 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7164.000	210,400	1,000	444,400	655,800
Total Card	0.164	210,400	1,000	444,400	655,800
Total Parcel	0.164	210,400	1,000	444,400	655,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.01 | /Parcel: 396.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77080
GIS Ref:
GIS Ref:
Insp Date: 09/14/18

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,400	1000	7,164.	444,400	655,800	655,800	Year End Roll	12/18/2019
2019	101	FV	183,000	1000	7,164.	450,800	634,800	634,800	Year End Roll	1/3/2019
2018	101	FV	183,000	1000	7,164.	336,500	520,500	520,500	Year End Roll	12/20/2017
2017	101	FV	183,000	1000	7,164.	304,800	488,800	488,800	Year End Roll	1/3/2017
2016	101	FV	183,000	1000	7,164.	292,100	476,100	476,100	Year End	1/4/2016
2015	101	FV	182,000	1100	7,164.	247,600	430,700	430,700	Year End Roll	12/11/2014
2014	101	FV	182,000	1100	7,164.	234,900	418,000	418,000	Year End Roll	12/16/2013
2013	101	FV	182,000	1100	7,164.	223,500	406,600	406,600		12/13/2012

!9264!

PRINT

Date	Time
12/10/20	23:45:52

LAST REV

Date	Time
09/25/18	10:12:08
apro	
9264	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20788-405		9/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	77080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Measured	372	PATRIOT
11/6/2000	Hearing N/C		
2/17/2000	Mailer Sent		
2/14/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7164		Sq. Ft.	Site		0	70.	0.89	5									444,447						444,400	

Total AC/HA: 0.16446 | Total SF/SM: 7164 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,447 | Spl Credit | Total: 444,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	258440
Depreciation:	48070
Depreciated Total:	210370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

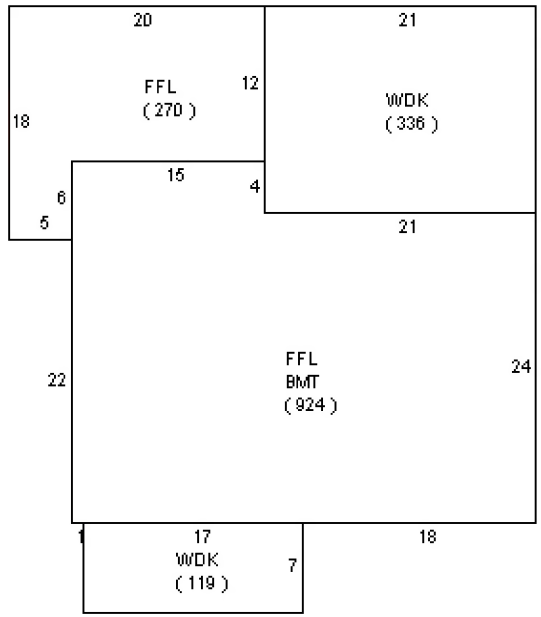
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.92
Special Features:	0	Val/Su Net:	81.77
Final Total:	210400	Val/Su SzAd	176.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,194	127.920	152,736
BMT	Basement	924	50.850	46,984
WDK	Deck	455	8.180	3,720

Net Sketched Area:	2,573			Total:	203,440
Size Ad	1194	Gross Are	2573	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	24	A	AV	1998	50.52	T	16.8	101			1,000			1,000
2	Frame Shed	D	Y	1	12X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000